

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	27 Garner Parade, Dallas Vic 3047
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$665,000	&	\$680,000

Median sale price

Median price	\$507,500	Hou	use X	Unit		Suburb	Dallas
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 25 Stewart Gr CAMPBELLFIELD 3061 \$695,000 23/06/2018 2 66 Waranga Cr BROADMEADOWS 3047 \$630,000 29/01/2018 3 14 Geach St DALLAS 3047 \$610,000 29/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms:

Property Type: House **Land Size:** 800 sqm approx

Agent Comments

Indicative Selling Price \$665,000 - \$680,000 Median House Price March quarter 2018: \$507,500

Comparable Properties



25 Stewart Gr CAMPBELLFIELD 3061 (REI)

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Price: \$695,000 **Method:** Auction Sale **Date:** 23/06/2018

Rooms: -

Property Type: House Land Size: 660 sqm approx **Agent Comments**



66 Waranga Cr BROADMEADOWS 3047

(REI/VG)

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Agent Comments

Price: \$630,000 Method: Private Sale Date: 29/01/2018 Rooms: 7

Property Type: House Land Size: 636 sqm approx

14 Geach St DALLAS 3047 (REI/VG)





Agent Comments



Price: \$610,000 Method: Private Sale Date: 29/03/2018

Rooms: 6

Property Type: House (Res) **Land Size:** 765 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 02/07/2018 09:14